Expiry 3/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0045/09 **Recommendation – Permit Application**

Site: **17 Park Avenue Shoreham-by-Sea West Sussex BN43 6PH**

Proposal: **Timber-framed observatory with glass fibre dome (at end of rear garden)**

The Application

The site is located within the built up area of Shoreham, a semi detached bungalow within a street of various styles of bungalows and houses. The bungalow has off street parking to the front and side with a garage set back to the side/rear of the bungalow built along the southern side boundary. There is also an existing shed to the rear of the garage adjacent to the boundary.

Permission is sought to remove the existing shed and to build a timber framed observatory with glass fibre dome. The timber framed base is 2.3 metres wide, 2.2 metres deep to a height of 2 metres. The structure will attach to the existing flat roof garage building and access to the observatory will be through the existing garage/workshop. The proposed dome will be sited on top of the timber base to an additional height of 0.9 metres, the dome will be white. There will be a distance of 0.6 metres between the proposed structure and the rear and side boundary fences.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings.

Residential Amenity

The proposed observatory comprising timber base and dome is to be located adjacent to the rear boundary of no. 17 Park Avenue. There are dwellings located directly either side of the site and to the rear in Sullington Way. There will be a minimum distance of 20 metres between the properties to the rear and the proposed structure. Due to the required size, height and siting of the proposed dome it will be clearly visible when viewed from adjacent dwellings to the rear and side of the site. It is however considered that there will be no loss of light, privacy or overbearing impact as a result of the development which would warrant a refusal in this case. In addition there are many other outbuildings, sheds and other garden structures to the rear of properties in both Park Avenue and Sullington Way and although the dome forms an unusual feature the associated timber structure is commonplace within this locality.

Visual Amenity

The proposal is to the rear of the bungalow and is therefore not visible within the street scene. Although as stated above it will be visible from the adjacent dwellings this is not considered to have any significant adverse impact which would warrant a refusal on visual amenity grounds.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci

Case Officer....[redacted].....Date....31/3/09

PB 1/4/09